Karen Johnson Davidson County
Batch# 433539 DEEDWARR
07/09/2020 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20200709-0074452

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2020.

Notary Public
My commission expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

04-2004-57569

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hanna Woldetsadik 5137 Morningwood Lane Antioch TN 37013	Acopia, LLC 306 Northcreek Blvd, Ste 100 Goodlettesville, TN 37072	183-05-0-A-044.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas L. Hotchkiss and wife, Deborah L. Hotchkiss**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hanna Woldetsadik, unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Phase 5, Section 8, October Woods, R10 Residential P.U.D. (erroneously referenced in prior deed as "a Planned Unit Development"), of record in Instrument No. 19991214-0303097, and Instrument No. 19991214-0303098 (erroneously omitted in prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Hotchkiss and wife, Deborah L. Hotchkiss by deed from Lifestyle Homes, a Tennessee General Partnership, dated July 23, 2001, recorded August 10, 2001, of record in Instrument No. 20010810-0086105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5137 Morningwood Lane, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9 day of June, 2020.

Thomas L. Hotchkiss

STATE OF Michigan
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas L. Hotchkiss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mason (city), Michigan (state), this 9 day of June, 2020.

Notary Public

My Commission expires: 3/12/25

MICHELLE FLEMINGTON
Notary Public - State of Michigan
County of Clinton
My Commission Expires Mar 12, 2025
Acting in the County of Ingham

202007090074452

WITNESS my hand this 9th day of June, 2020.

Deborah L Hotchkiss
Deborah L. Hotchkiss

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah L. Hotchkiss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Wyoming (city), Michigan (state), this 9th day of June, 2020.

Notary Public

My Commission expires: 7/21/2025

RONNIE ROBLES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires July 21, 2025
Acting in the County of Kent

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY